

13-70
#3773WARRANTY DEED
Statutory Short Form
029076

I, Charlene E. Poulin of Berwick, County of York, State of Maine, for consideration paid, grant to Michael A. Duguay and Victoria V. Duguay of Fairfield, Somerset County, State of Maine, and whose mailing address is 50 Main Street, Fairfield, Maine, 04937, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

BEGINNING at an iron pin in the westerly line of the River Road, so-called, leading from said Waterville to Augusta, which said iron pin is two hundred fifty (250) feet southerly measured on said westerly line of said road, from the northeast corner of the farm land now or formerly of George E. Gurney and Maude E. Gurney, formerly known and called the Merrill Farm; thence running southerly in and along the westerly line of said road a distance of two hundred fifty (250) feet to an iron pin in said westerly line; thence running in a westerly direction a distance of two hundred (200) feet in a direct line to another iron pin; thence running northerly in a direct line two hundred fifty (250) feet to another iron pin; thence easterly in a direct line two hundred (200) feet to the point of beginning. Being a part of the Merrill Farm, formerly so-called, situated on the westerly side of said road.

ALSO another certain lot or parcel of land situated in said Waterville, and bounded and described as follows, to wit:

BEGINNING in the westerly line of the River Road, so-called, leading from said Waterville to Augusta, at the southeasterly corner of land of the Eben Wood Estate; thence running westerly in and along the southerly line of said land to the Eben Wood Estate a distance of four hundred fifty (450) feet; thence running southerly in a direct line parallel with said River Road a distance of five hundred (500) feet; thence running easterly in a direct line parallel with the said southerly line of said land of the Eben Wood Estate a distance of two hundred fifty (250) feet to the westerly line of parcel of land conveyed by deed of said George E. Gurney to said Preston Ross, dated July 14, 1943, and recorded in the Kennebec County Registry of Deeds in Book 828, Page 114; thence northerly in said westerly line of the parcel conveyed as aforesaid by said Gurney to said Ross a distance of two hundred fifty (250) feet; thence easterly in the northerly line of said parcel conveyed as aforesaid by said Gurney to said Ross two hundred (200) feet to the westerly line of said Road; thence northerly in and along the westerly line of said Road two hundred fifty (250) feet to the point of beginning. Being a part of the Merrill Farm, so-called, situate on the westerly side of said Road.

ALSO hereby conveying all and every right to lay down, construct, keep and maintain water pipes running from a spring on the premises now or formerly of George E. Gurney to land hereby conveyed.

EXCEPTING AND RESERVING, however, a certain lot or parcel of land conveyed by Hubert W. McManus to Gerald Hart by Warranty Deed dated March 12, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1074, Page 204.

BEING all in the same premises acquired by Joseph M. R. Poulin and Charlene E. Poulin as joint tenants by Warranty Deed from Roland J. Plante and Theresa M. Plante dated September 30, 1960 and recorded

in the Kennebec County Registry of Deeds in Book 1203, Page 74.
Joseph M.R. Poulin passed away on October 12, 1978.

WITNESS my hand and seal this 13th day of October, 1992.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

Charlene E. Poulin
Charlene E. Poulin

STATE OF MAINE
COUNTY OF KENNEBEC

Dated:

October 13, 1992

Then personally appeared the above named Charlene E. Poulin and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord
Notary Public
Print Name: William P. Dubord



RECEIVED KENNEBEC SS.

92 OCT 19 AM 9:00

ATTEST: Theresa Ruth Wilson
REGISTER OF DEEDS